

# williams estates



**26 Moelwyn Avenue West, Kinmel Bay,  
Denbighshire, LL18 5DR**

**£165,000**



**EPC - null    Council Tax Band - C    Tenure - Freehold**

# Moelwyn Avenue West, Kinmel Bay

## 2 Bedrooms - Bungalow - Detached

Having no onward chain, this detached bungalow is located close to all local amenities. The accommodation affords the entrance hallway, spacious lounge, kitchen diner with access to the rear additional room or third bedroom, shower room plus two double bedrooms. This bungalow will require some updates and benefits from having double glazing, gas central heating, side driveway, detached garage and a South facing rear enclosed garden. EPC 57 D. Freehold. Council tax C.

### Accommodation

Double glazed front door giving access into the hallway.

### Entrance Hallway

Having a built in meter cupboard, radiator, loft hatch, three built in storage cupboards and doors off.

### Lounge

15'3" x 11'8"

This spacious & light room has full length double glazed front windows, radiator, tiled fire surround with gas fire, T.v connection and glass door with side panels leading into the kitchen diner.

### Kitchen

15'3" x 13'5"

Fitted with wall, base and drawer units, worktop surfaces, single drainer sink, wall tiles, double glazed rear window, void for a slot in cooker, plumbing for a washing machine, central breakfast bar, vinyl flooring, radiator, built in cupboard, boiler, gas wall heater, double glazed side window and door that leads to the rear garden. Door to the additional room.

### Additional Room or Bedroom 3

9'9" x 7'4"

Having double glazed rear & side windows, built in cupboards plus a wall gas heater.

### Bedroom 1

12'4" x 11'5"

Feature corner side & front double glazed windows and radiator

### Bedroom 2

10'5" x 9'1"

Having built in bedroom furniture, radiator and double glazed rear window.

### Shower Room

6'9" x 5'7"

Comprising of a corner shower enclosure, wall tiling, wash hand basin, toilet, radiator and double glazed rear window.

### Outside

Driveway leads to the detached garage and the main front garden is of low maintenance.

Side access to the rear garden.

The South facing rear garden offers patio areas, lawn, flower beds plus access door to the garage.

### Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Continue over the Foryd Bridge and at the crossroads turn left onto St Asaph Avenue and right onto Moelwyn Avenue West. This bungalow can be located on your left.







**Floor Plan**

Floor area 82.5 sq.m. (888 sq.ft.) approx



**Garage**

Floor area 10.3 sq.m. (111 sq.ft.) approx

Total floor area 92.8 sq.m. (999 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.